

Proposed Basement - Radlett House

1.0 Introduction

This statement is made in support of the planning application for a 2 storey basement to Radlett House, Radlett Place.

2.0 The site and its surroundings.

The site is to the rear of Radlett place off Avenue Road and is bounded by residential units to three boundaries and Primrose Hill bounds the fourth.

3.0 Planning History and context.

The following applications relate to this submission.

Planning Approval - 2010/6316/P

Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).

Planning Approval – 2006/1799/P

Erection of a new part one, part 2 storey dwelling house as an amendment to the planning permission granted on 21/06/05 (2004/5446) for the erection of a new dwelling house.

4.0 The proposed development.

The proposals are for the construction of a 2 storey basement to link the existing house and proposed outbuilding. The outbuilding is yet to be constructed (see section 3 above). The basement will be below the existing house and garden area and will link the house with the outbuilding. A lightwell will be formed between the basement and the existing house to provide natural daylight to the adjacent basement spaces. A spiral stair will link the basement area with the garden above.

The sub-basement will be formed below part of the basement area below the garden and will house the plant room and a cinema/media room.

A one metre zone for planting has been provided above the basement area.

5.0 Planning policies and planning considerations

The proposal has been designed in accordance with the Camden planning guide 'CPG 4 – Basements and Lightwells' and 'Development Policy DP 27'.

B7 – Conservation Areas

B1 – General Design Principles

H7 – Lifetime homes and wheelchair housing

SD6 – Amenity for Occupiers & Neighbours

T9 – Impact of Parking

N8 – Trees

6.0 Environmental impact/sustainability

A Hydrological and Hydrogeological Risk Assessment and Foul and Surface Water Drainage Assessment is been submitted with application.

A development of this scale is not required to provide a Code for Sustainable Home Assessment (or EcoHomes Assessment).

6.1 Only domestic cooking will take place. There is no possibility of air pollution rising for the use of the premises as a single family dwelling. No external odours will arise. The domestic gas boiler will exhaust directly to atmosphere through the buildings' external envelope; outlet flues will be positioned in compliance with BS 5440-1:2000.

6.2 All plant will be located in the basement and the necessary ventilation will be provided with sound attenuation facility to comply with Regulation and Council guidelines.

6.3 There are no contaminated land issues associated to the continued use of this site for residential purposes. No previous industrial uses are known on the site. The materials used will be inert and will not cause pollution of surface run-off water, ground water, watercourses or areas of open water. It is proposed to use good quality materials to reduce energy use and water efficient appliances. The green roof above the basement with 1m of soil; will provide a certain amount of water attenuation, avoiding extra pressure on the sewer system.

6.4 The proposal does not involve an excessive amount of glazing and therefore will not produce higher lighting pollution than the existing.

6.5 Adequate storage space is provided within the existing dwelling for refuse storage and for the provision of green bins, recycling boxes, etc. The potential contractor's attitude towards management of waste materials on site will be considered during the tender selection stage. The construction methods envisaged look to minimise the amount of construction waste. The use of timber from sustainable sources will be encouraged. Robust and good quality materials will be specified.

6.6 Open land, wildlife and archaeology policies are not relevant for this application.

7.00 Access and Disability

Introduction

It is the intention that the design and operation of the proposed development will satisfy the relevant provisions of the Disability Discrimination Act 1995 and the National Building Regulations with regards to the provisions for those with disabilities.

The access statement is submitted as part of the application for detailed planning permission. This document is intended to ensure the principles for an inclusive design have been incorporated at the earliest possible stage.

The statement will take account to current legislation and best practice to ensure that the facilities for those people with disabilities will be fully considered at the various stages of the project from the initial design, obtaining the necessary approvals and permissions, to those who will ultimately occupy the residential accommodation.

The access statement has been produced on the basis of the the design and layout of the proposals shown on the application plans and drawings.

Underlying Philosophy

The design of the proposed development will ensure that the design of the proposals will not inhibit any of the potential occupiers or visitors to the development from being able to integrate fully and wherever possible allow for independent participation in accessing the development.

The design will also ensure that the proposals and the ongoing detailed design process will be in accordance with the latest legislation and good practice guidance on accessibility, including the requirements for means of escape in case of fire, available at the design and construction stages.

Influencing legislation and design standards

The design on behalf of the client will ensure that all aspects of the design and construction of the proposed residential development will satisfy all the mandatory requirements of the Approved Documents to the Building Regulations that are currently applicable, plus all appropriate British and European Standards, Codes of Practice etc.

The principle design standards pertaining to accessibility and means of escape that will be followed will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The latest edition of the Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - Part 8 (Fire precautions in the design, construction and use of buildings).

The design ensures that the client will also take account of how the design, the provision of facilities, fixtures and fittings, plus the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the completed development.

Other good practice guidance to be considered will include: The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

Key Access issues

At this stage of the design it is only possible to make comment on the key access issues that have already been incorporated within the proposals or to generalise on the major access provisions that should be considered for inclusion by the designers as the design evolves. This is a new basement to a modern, contemporary house and regulations will be adhered to.

Approach

The site fronts Radlett Place, which is considered adequate to allow for pedestrian access to the proposed development and public transport links.

Entrances to the basement

The application proposes access from the existing house to the basement via a new passenger lift. Ambulant disabled access is also available via new staircases from both the main house and the outbuilding/pool house.

Where doors are required to be fire resisting, in order to provide the necessary separation and protection to escape routes, they will be fitted with a 'controlled' action self closing mechanism.

Effective on going management

On completion of the development, it will be for private individual owners to ensure effective on going management.

Conclusion

Any development of the Strategic Access Statement will take account of the relevant provisions of the Disability Discrimination Act 1995 and the national Building Regulations with regards to the provisions for those with disabilities.